

**CITY PLANNING COMMISSION  
MEETING AGENDA (REVISED)  
TUESDAY, MARCH 26, 2013  
1:30 P.M. CITY COUNCIL CHAMBERS  
(CITY HALL 1E07)**

**A. PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 2013, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07), ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.**

This meeting is accessible to people with disabilities. Requests for additional accommodations or any assistance to participate may be directed to the Office of Constituent Services at 504-658-4015 (voice), 504-658-4002 (fax), or the City's TTY 504-586-4475. This communiqué is available in alternative formats upon request.

- 1. ZONING DOCKET 022/13** – Request by DUTCH PROPERTIES LLC to amend the Comprehensive Zoning Ordinance No. 4264 M.C.S. as amended, Article 9, Historic Marigny/Treme' Districts, to add Wine Bar, Wine Shop and Wine Education as a Conditional Use within the HMC-1 Historic Marigny/Treme Commercial District.
- 2. ZONING DOCKET 023/13** – Request by DUTCH PROPERTIES LLC for a Conditional Use to permit a Wine Bar, Wine Shop and Wine Education in an HMC-1 Historic Marigny/Treme' Commercial District, on Square 263, Pt. Lot 13, in the Third Municipal District, bounded by Burgundy, Dauphine, Pauger and Touro Streets. The municipal address is 1938-40 BURGUNDY STREET. (ZBM D-13/PD-7)
- 3. ZONING DOCKET 024/13** – Request by ST. CLAUDE PROPERTIES LLC for a Conditional Use to permit the expansion of an existing dental clinic in a B-1A Neighborhood Business District, on Square 351, Lots 2B, C or 3, Pt. 1 and Pt. 4, in the Third Municipal District, bounded by France, Lesseps and North Rampart Streets and Saint Claude Avenue. The municipal addresses are 4228-4234 SAINT CLAUDE AVENUE. (ZBM E-14/PD-7)

4. **ZONING DOCKET 025/13** – Request by CORA C. ROCK for a Zoning Change from an RD-3 Two Family Residential District to a B-1A Neighborhood Business District, on Square 251, Lot 9-A or 21, in the Third Municipal District, bounded by Burgundy, Clouet, Dauphine and Montegut Streets. The municipal address is 840 CLOUET STREET. (ZBM D-14/PD-7)
5. **ZONING DOCKET 026/13** – Request by SARATOGA LOFTS LLC for a Conditional Use to permit a Cocktail Lounge in a CBD-1 Central Business District, on Square 299, Lot X, in the First Municipal District, bounded by Gravier and South Rampart Streets, Loyola and Tulane Avenues. The municipal address is 212 LOYOLA AVENUE. (ZMB C-14/PD-1A)

**B. PROPERTY ACQUISITION/DISPOSITION PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS, WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 2013 FOLLOWING THE ZONING PUBLIC HEARING, IN THE CITY COUNCIL CHAMBER (CITY HALL 1E07), ON THE FOLLOWING PROPOSED PROPERTY DISPOSITION.**

1. **PROPERTY DISPOSITION 001/13:** Consideration of the revocation and sale of three portions of ground, identified as: (1) a portion of Toledano Street, (2) a portion of Sixth Street, and (3) a portion of Willow Street, bounded by South Claiborne and Washington Avenues and Clara and Toledano Streets, as shown on a plan by the surveyor Grandolfo Kuhn, LLC, dated August 21, 2012, last revised December 27, 2012; drawing number T-237-1. The portion of Toledano Street is a part of the easterly right of way of Toledano Street lying between Clara Street and South Claiborne Avenue, located along Squares 406 and 385-A, in the Fourth and Sixth Municipal Districts and contains 8,867 square feet. The portion of the former Sixth Street is located southeast of the existing Sixth Street, between Squares 405 and 406, in the Fourth Municipal District and contains 6,000 square feet. The portion of Willow Street is located between Washington and Toledano Streets, located within the Fourth and Sixth Municipal Districts and contains 35,933 square feet.

C. **ZONING MEETING: Follows Public Hearings**

1. Adoption of the Zoning minutes of the March 12, 2013 Zoning Meeting.
2. **FURTHER CONSIDERATION – ZONING DOCKET 013/13** - Request by XAVIER UNIVERSITY OF LOUISIANA for a Zoning Change from an RD-2 Two-Family Residential District to an RM-4 Multi-Family Residential District on Square 721, Lots A, 7, 8, 9 10 and Square 741, Lots A, G, H and J; from a C-1 General Commercial District to an RM-4 Multi-Family Residential District on Square 584, All Lots and Square 544, Lot A and B; from a C-1A General Commercial District to an RM-4 Multi-Family Residential District on Square 4, All Lots, Square 542, Lot 1, Square 694, All Lots, Square 693, All Lots, Square 699, All Lots, Pt. Square 695, an undesignated Lot, Square 5, All Lots, Square 543, All Lots, Square 545, Lots M and R-2, Square 546, All Lots, Square 700, Lot A-1, Square 539, Lots 14 through 24; in the First, Sixth and Seventh Municipal Districts, generally bounded by Howard and Washington Avenues, S. Jefferson Davis Parkway and Olive and Short Streets. There are multiple municipal addresses. (ZBM-B-13/ PD-4) (SK/DT) **(DEFERRED FROM THE FEBRUARY 26, 2013 MEETING)**
3. **FURTHER CONSIDERATION – ZONING DOCKET 015/13** - Request by PACE GREATER NEW ORLEANS for a Conditional Use to permit an accessory parking lot in a B-1A Neighborhood Business District, on Square 351, Lot A, Pt. 8 and 9, in the Third Municipal District, bounded by Saint Claude Avenue, France, Lesseps and North Rampart Streets. The municipal address is 4200 SAINT CLAUDE AVENUE. (ZBM-E-14/PD-7) (DG/LM/CM) **(DEFERRED FROM THE FEBRUARY 26, 2013 MEETING)**
4. **FURTHER CONSIDERATION – ZONING DOCKET 016/13** – Request by CITY COUNCIL MOTION M-13-3 to consider an amendment to the text of Comprehensive Zoning Ordinance No. M.C.S. 4624, as amended, to amend Article 16.9.2 “Notice Provisions” to include the Neighborhood Participation Program for Land Use Actions notification provisions, as adopted by the City Planning Commission on July 30, 2012, into the text and to make any other modifications to the text as needed for consistency and clarity; and to otherwise provide with respect thereto. (GM/JT) **(DEFERRED FROM THE FEBRUARY 26, 2013 MEETING)**

5. **CONSIDERATION – ZONING DOCKET 022/13** – Request by DUTCH PROPERTIES LLC to amend the Comprehensive Zoning Ordinance No. 4264 M.C.S. as amended, Article 9, Historic Marigny/Treme’ Districts, to add Wine Bar, Wine Shop and Wine Education as a Conditional Use within the HMC-1 Historic Marigny/Treme Commercial District. **(SK/LF)**
6. **CONSIDERATION – ZONING DOCKET 023/13** – Request by DUTCH PROPERTIES LLC for a Conditional Use to permit a Wine Bar, Wine Shop and Wine Education in an HMC-1 Historic Marigny/Treme’ Commercial District, on Square 263, Pt. Lot 13, in the Third Municipal District, bounded by Burgundy, Dauphine, Pauger and Touro Streets. The municipal address is 1938-40 BURGUNDY STREET. (ZBM D-13/PD-7) **(EA/RP/LF)**
7. **CONSIDERATION – ZONING DOCKET 024/13** – Request by ST. CLAUDE PROPERTIES LLC for a Conditional Use to permit the expansion of an existing dental clinic in a B-1A Neighborhood Business District, on Square 351, Lots 2B, C or 3, Pt. 1 and Pt. 4, in the Third Municipal District, bounded by France, Lesseps and North Rampart Streets and Saint Claude Avenue. The municipal addresses are 4228-4234 SAINT CLAUDE AVENUE. (ZBM E-14/PD-7) **(DG/LM/CM)**
8. **CONSIDERATION - ZONING DOCKET 025/13** – Request by CORA C. ROCK for a Zoning Change from an RD-3 Two Family Residential District to a B-1A Neighborhood Business District, on Square 251, Lot 9-A or 21, in the Third Municipal District, bounded by Burgundy, Clouet, Dauphine and Montegut Streets. The municipal address is 840 CLOUET STREET. (ZBM D-14/PD-7) **(EA/JT)**
9. **CONSIDERATION – ZONING DOCKET 026/13** - Request by SARATOGA LOFTS LLC for a Conditional Use to permit a Cocktail Lounge in a CBD-1 Central Business District, on Square 299, Lot X, in the First Municipal District, bounded by Gravier and South Rampart Streets, Loyola and Tulane Avenues. The municipal address is 212 LOYOLA AVENUE. (ZMB C-14/PD-1A) **(KC/DT)**

**C. PLANNING MEETING:**

1. Adoption of the Planning minutes of the March 12, 2013 Planning Meeting.

**PROPERTY ACQUISITION/DISPOSITION :**

2. **CONSIDERATION – PROPERTY DISPOSITION 001/13**– Consideration of the revocation and sale of three portions of ground, identified as: (1) a portion of Toledano Street, (2) a portion of Sixth Street, and (3) a portion of Willow Street, bounded by South Claiborne and Washington Avenues and Clara and Toledano Streets, as shown on a plan by the surveyor Grandolfo Kuhn, LLC, dated August 21, 2012, last revised December 27, 2012; drawing number T-237-1. The portion of Toledano Street is a part of the easterly right of way of Toledano Street lying between Clara Street and South Claiborne Avenue, located along Squares 406 and 385-A, in the Fourth and Sixth Municipal Districts and contains 8,867 square feet. The portion of the former Sixth Street is located southeast of the existing Sixth Street, between Squares 405 and 406, in the Fourth Municipal District and contains 6,000 square feet. The portion of Willow Street is located between Washington and Toledano Streets, located within the Fourth and Sixth Municipal Districts and contains 35,933 square feet. **(DT)**

**OTHER PLANNING MATTERS:**

**a. INFORMATIONAL REPORTS**

1. Greater New Orleans Water Management Strategies-David Waggoner
2. Sewerage and Water Board – Marcia St. Martin

**b. CONSIDERATION - Ratification of the Executive Director’s Actions Relative to Certified Subdivisions. (AB)**

**c. CONSIDERATION - Ratification of the Executive Director’s Actions Relative to Personnel Matters. (YR)**

**d. Executive Director’s Announcements on Various Activities. (YR)**

**e. Committee Reports**

**f. Announcements by Chairman. (CM)**

**g. Adjournment – the next CPC meeting will be on April 9, 2013.**

Yolanda Rodriguez  
Executive Director